



Date: 6<sup>th</sup> June, 2024

<b>The General Manager, Listing Department BSE Limited Phiroze Jeejeebhoy Towers, Dalal Street, Mumbai 400 001</b>	<b>The Vice-President, Listing Department National Stock Exchange of India Limited “Exchange Plaza”, Bandra – Kurla Complex, Bandra (E), Mumbai – 400 051</b>
Scrip Code : 533160	Scrip Symbol : DBREALTY
Fax No.: 022 – 2272 3121/ 2039	Fax No.: 022 – 26598237/38

Dear Sir / Madam,

**Sub: Intimation under Regulation 30 of SEBI (Listing Obligations and Disclosure Requirements) Regulations 2015.**

In terms with Regulation 30 of the SEBI (Listing Obligations and Disclosure Requirements), Regulations, 2015 (LODR Regulations), this is to inform that Shiva Realtors Suburban Private Limited (being renamed as Advent Hotels International Ltd) (“SRSPL/Seller-1”) and Shiva Buildcon Private Limited (“SBPL/Seller-2”), wholly owned subsidiaries of the Company have today entered into a Share Purchase Agreement (SPA) with Shiva Multitrade Private Limited (“SMPL/Buyer”), another WOS of the Company to sell their entire equity stake in Neelkamal Realtors Suburban Private Limited, an entity in which the Company directly/indirectly through aforesaid WOS hold 100% equity stake.

We enclose herewith the details as required under Regulation 30 of the SEBI (Listing obligations and Disclosure Requirements), 2015 read with SEBI/HO/CFD/CFD-PoD-1/P/CIR/2023/123 dated July 13, 2023 in **Annexure A**.

This is for your information and records.

Thanking you,

Yours faithfully,

**For Valor Estate Limited  
(Formerly known as D B Realty Limited)**

**Jignesh Shah  
Company Secretary**

**VALOR ESTATE LIMITED**  
(Formerly known as D B Realty Limited)

**Regd. Office: 7th Floor, Resham Bhavan, Veer Nariman Road, Churchgate, Mumbai-400 020 Tel: 91-22-49742706**

**Correspondence Add.: 4th Floor, Wing 15, Gate No.2, Ten BKC, off. N. Dharmadhikari Marg, Kalanagar, Bandra (East), Mumbai – 400 051**

**Website: www.dbrealty.co.in Email: info @dbg.co.in Tel: 91-22-35201670**

**CIN:70200MH2007PLC166818**



**Annexure-A**

<p>Name of the target entity, details in brief such as size, turnover etc</p>	<p><b>Name of the Company:</b> Neelkamal Realtors Suburban Private Limited (NRSPL), an entity in which the Company holds 66% equity stake directly and 34% equity stake through 3 WOS as mentioned herein</p> <p><b>Capital Details:</b></p> <p><b>Authorised Capital:</b> Rs. 11,25,00,000</p> <p><b>Paid Up Capital:</b> Rs. 11,16,00,000</p> <p><b>Total Revenue form operation :</b> Rs. 2,991.17 lakh for the year ended 31<sup>st</sup> March, 2024</p>
<p>Whether the acquisition would fall within related party transaction(s) and whether the promoter/ promoter group/ group companies have any interest in the entity being acquired? If yes, nature of interest and details thereof and whether the same is done at “arm’s length</p>	<p>Yes, as the transactions are between the wholly owned subsidiaries viz. Shiva Realtors Suburban Private Limited (being renamed as Advent Hotels International Ltd) (“SRSP/Seller-1”) and Shiva Buildcon Private Limited (“SBPL/Seller-2”) with Shiva Multitrade Private Limited (“SMPL/Buyer”) for sale of their respective equity stake in NRSPL. The total 34% equity stake is held equally by the above mentioned wholly owned subsidiaries.</p> <p>The transaction of purchase of shares is done at “arm length” based on valuation carried out.</p>
<p>Industry to which the entity being acquired belongs</p>	<p>Real Estate business</p>
<p>Objects and impact of acquisition (including but not limited to, disclosure of reasons for acquisition of target entity, if its business is outside the main line of business of the listed entity);</p>	<p>The Company presently holds 66% in equity share capital of NRSPL and the remaining 34% of equity share capital is held through the above 3 wholly owned subsidiaries. To avoid multiplicity of shareholding and to rationalize the shareholding in NRSPL, it has been decided to transfer the shareholding of 2 WOS viz. SRSP and SBPL in NRSPL to 1 WOS i.e., SMPL. This will not affect the economic interest of the Company in NRSPL</p>
<p>Brief details of any governmental or regulatory approvals required for the acquisition</p>	<p>Not Applicable</p>
<p>Indicative time period for completion of the</p>	<p>To be completed within 15 days from the date of</p>

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acquisition	execution of the Share Purchase Agreement unless time period mutually extended further by the parties
Consideration - whether cash consideration or share swap or any other form and details of the same	The consideration is in the form of transfer of funds through banking channels.
Cost of acquisition and/or the price at which the shares are acquired	The shares will be acquired at par at Rs. 10/- each per share. Thus, consideration of Rs. 7,48,000/- (Rupees Seven Lakhs Forty Eight Thousand Only) each to SRSPL and SBPL will be payable by SMPL
Percentage of shareholding / control acquired and / or number of shares acquired	SMPL is already holding 11.34% equity share capital in NRSPL.  Post above acquisition of equity shares from SRSPL and SBPL, total equity shareholding of SMPL in NRSPL will increase to 34% of equity share capital of NRSPL.
Brief background about the entity acquired in terms of products/line of business acquired, date of incorporation, history of last 3 years turnover, country in which the acquired entity has presence and any other significant information (in brief)	NRSPL was incorporated on 5 <sup>th</sup> July, 2005 and is in the business of real estate & construction. The total turnover for last 3 years is as below:  Rs. 2,991.17 Lakh as on 31 <sup>st</sup> March, 2024 Rs. 2,368.25 lakh as on 31 <sup>st</sup> March, 2023 Rs. 3,354.23 lakh as on 31 <sup>st</sup> March, 2022  Its presence is in India.

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